

AGENDA
SPECIAL MEETING
BOARD OF MAYOR AND ALDERMEN
(REZONING PUBLIC HEARING – HILL STREET)

February 21, 2017
Mayor and all Aldermen

6:30 p.m.
Aldermanic Chambers
City Hall (3rd Floor)

1. Mayor Gatsas calls the meeting to order.
2. Mayor Gatsas calls for the Pledge of Allegiance.
3. The Clerk calls the roll.
4. Mayor Gatsas advises that the purpose of the public hearing is to hear those wishing to speak in favor of or in opposition to a proposed Zoning Ordinance amendment. The Clerk will present the proposed Zoning Ordinance change for discussion, at which time those wishing to speak in favor will be heard, followed by those wishing to speak in opposition. Anyone wishing to speak must first step to the nearest microphone when recognized and state his/her name and address in a clear, loud voice for the record. Each person will be given only one opportunity to speak, comments are to be limited to three minutes and any questions must be directed to the Chair.
5. The Clerk presents the proposed Zoning Ordinance change:

“Amending the Zoning Map of the City of Manchester by rezoning an area currently zoned Residential Multi-Family (R-2) to General Business (B-2); with the area situated on parcel TPK 1, Lots 3 & 4, which is situated off the eastern side of Second Street at the intersection of Master Street and Hill Street.”

6. Mayor Gatsas requests that Leon LaFreniere, Director of Planning and Community Development, make a presentation.
7. Mayor Gatsas calls for those wishing to speak in favor of the proposed Zoning Ordinance change.
8. Mayor Gatsas calls for those wishing to speak in opposition to the proposed Zoning Ordinance change.
9. Mayor Gatsas advises that all those wishing to speak have been heard. The testimony presented will be referred to the Committee on Bills on Second Reading to be taken under advisement with reports to be made to the Board of Mayor and Aldermen at a later date.
10. Mayor Gatsas advises that this being a special meeting of the Board, no further business can be presented and a motion is in order to adjourn.

**Proposed Amendment to the Zoning Map
at
Tax Map TPK1, Lots 3 & 4**

364 Hill Street
Manchester, New Hampshire

Submitted To:

The Honorable Board of Mayor and Alderman
City of Manchester, New Hampshire

Prepared On:
October 13, 2016

KNA Project No. 15-0422-5

Prepared For: Stanley Holdings, LLC
PO Box 10490
Bedford, New Hampshire 03110

Prepared By: Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3
Bedford, New Hampshire 03110
(603) 627-2881
(603) 627-2915 (fax)
bcole@keachnordstrom.com

KNA

KEACH-NORDSTROM ASSOCIATES, INC.

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Attachments:

•	Area Map Exhibit	Exhibit A
•	Existing Zoning Map	Exhibit B
•	Existing Tax Map	Exhibit C
•	Conceptual Master Plan	Exhibit D
•	Conceptual Landscape Buffer Plan	Exhibit E

October 17, 2016

City of Manchester
Board of Mayor and Alderman
One City Hall Plaza
Manchester, New Hampshire 03101

Subject: Proposed Amendment to the Zoning Map
Tax Map TPK1, Lots 3 & 4
364 Hill Street
Manchester, New Hampshire

Dear Honorable Board of Mayor and Alderman:

On behalf of Stanley Holdings, LLC (the Applicant and Owner), we are hereby submitting this request for a proposed amendment to the Official Zoning Map of the City of Manchester for the purpose of rezoning portions of Tax Map TPK1, Lot 3 and the entirety of Tax Map TPK1, Lot 4.

Tax Map TPK1 Lot 4 is located at 364 Hill Street in the northeast corner of the intersection of Master Street and Hill Street. This parcel is located entirely within the R-2 zoning district. Tax Map TPK1 Lot 3 abuts Lot 4 to the north and is split zoned containing land situated in the B-2 and R-2 zoning districts.

The applicant owns the adjacent property located at 800 Second Street which is currently developed with the Manchester Subaru Pre-Owned Center. The intent is to merge TPK1 Lots 3 & 4 with the property at 800 Second Street (TPK1 Lot 69) for the purpose of expanding the existing Pre-Owned Center. In order to accommodate the proposed improvements and comply with the City's regulations, a merger of Lots 3 and 4 with Lot 69 would need to occur. The scope of the proposed project would entail the construction of a building addition containing four (4) additional service bays. The land area associated with existing lots 3 and 4 will be used for additional vehicle parking and display.

The Applicant is requesting that the Zoning Map be amended to expand the B-2 zoning district to include all land that defines Lots 3 and 4. The proposed amendment will allow the Applicant to successfully expand the Manchester Subaru Pre-Owned Center.

The Applicant will observe the City's regulations that require a landscape buffer between the development and the R-2 zoning district. A landscape buffer will be installed parallel to a portion of the Master Street right-of-way, Hill Street right-of-way, and along the southernmost property boundary of Lot 4. The landscape buffer will include a combination of evergreen trees

Civil Engineering

Land Planning

Landscape Architecture

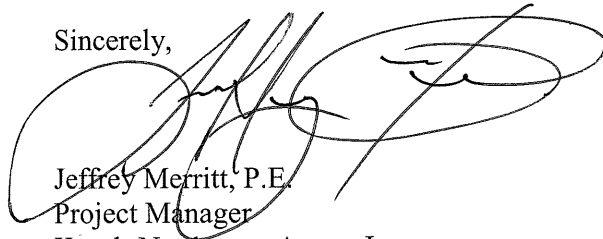
and shrubs backed by a 6' high solid stockade fence (see Exhibit E). This landscape buffer will provide a visual barrier for the adjacent residential district (see Exhibit D).

In accordance with Section 16.02.A of the City of Manchester Zoning Ordinance, we have enclosed the following material for consideration by the City:

1. Proposed Amendment Report including exhibits;
2. Executed Owner Affidavit;
3. Current abutters list;
4. Appropriate fee for abutter notifications;
5. One CD containing the above material in a pdf format.

We trust that you will find this material to be suitable for the intended purpose and that you will recognize the rationale and appropriateness of this proposed amendment. We thank you in advance for your consideration of this request.

Sincerely,



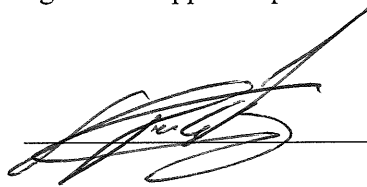
Jeffrey Merritt, P.E.
Project Manager
Keach-Nordstrom Assoc. Inc.

Owner Affidavit

I Todd Berkowitz, authorized representative of Stanley Holdings, LLC, owner of the property referenced as Tax Map TPK1; Lots 3 and 4 located at 364 Hill Street, Manchester, New Hampshire, hereby verify that we have authorized Keach-Nordstrom Associates, Inc., to submit on our behalf, any and all applicable State, Federal and local permit applications as they pertain to improvements on said property required by or otherwise associated with the redevelopment of the property.

Additionally, we authorize Keach-Nordstrom Associates to aid in the representation of these applications throughout the approval process.

Signature of Owner:



Address of Owner: P.O. Box 10490
Bedford, NH 03110

Date:

10/19/16

I. Description of Area

Proposed amendment to the Official Zoning Base District Map for portions of land in the City of Manchester, New Hampshire, described as follows:

Subject Parcels being known as City of Manchester Tax Map TPK1 Lots 3 & 4 owned by Stanley Holdings, LLC. The subject parcels are bounded as follows:

Tax Map TPK1, Lot 3 (located on Hill Street)

To the north by Map TPK1 Lot 67A, owned by Stanley Holdings, LLC;

To the west by the former Hill Street right-of-way, now Map TPK1 Lot 69, owned by ASJ Holdings, LLC;

To the south by Tax Map TPK1 Lot 4 (364 Hill Street), owned by Stanley Holdings, LLC;

To the east by Route 293 right-of-way, owned by the State of New Hampshire;

Subject parcel is 6,750-sf in area; 1,485-sf zoned R-2 and 5,265-sf zoned B-2.

Subject land more specifically illustrated on Exhibit A attached hereto.

Tax Map TPK1, Lot 4 (located at 364 Hill Street)

To the north by Tax Map TPK1 Lot 3 (Hill Street), owned by Stanley Holdings, LLC;

To the west by the former Hill Street right-of-way, now Map TPK1 Lot 69, owned by ASJ Holdings, LLC, and the Hill Street right-of-way;

To the south by Tax Map TPK1 Lot 5 (372 Hill Street), owned by Christine L. Weber;

To the east by Route 293 right-of-way, owned by the State of New Hampshire;

Subject parcel is 6,149-sf in area; 6,149-sf zoned R-2.

Subject land more specifically illustrated on Exhibit A attached hereto.

II. Purpose and Intent

A portion of the land associated with Tax Map TPK1 Lot 3 is currently zoned Residential Two Family District (R-2) and the balance of the land is zoned General Business District (B-2). All of the land associated with Tax Map TPK1 Lot 4 is currently zoned Residential Two Family District (R-2). The purpose of this proposed amendment is to change the zoning classification of the subject parcels to strictly General Business District (B-2).

The proposed amendment will allow the merger of TPK1 Lots 3 and 4 with TPK1 Lot 69 and the expansion of the Manchester Subaru Pre-Owned Center located at 800 Second Street.

The configuration of the current zoning district boundary bifurcates Lot 3 into two separate zoning districts, one of which does not allow commercial uses. Lots 3 and 4 have been purchased by the applicant and the existing residential home on it has been razed. In order for the Pre-Owned Center to expand its use, the merger of the three aforementioned lots is necessary. The merger will allow for the construction of a four (4) bay garage addition on Lot 69, while providing additional required parking and display area on Lots 3 and 4.

Historically, Lots 3 and 4 contained a single family home which was constructed straddling the mutual property line. This arrangement allowed for the residential structure to extend into the B-2 zoning district. Although Lots 3 and 4 are separate tracts of land, based on the historic use of the property, they have essentially acted as one single property. The subject properties are located between a commercial property (Manchester Subaru Pre-Owned Center) and the F.E Everett Turnpike. Additionally, abutting land located to the north is developed with a commercial use (Manchester Subaru). In essence, these properties are surrounded on three of four sides by existing commercial development or state highway, providing for a less than desirable residential property. Given the situation of the property and the surrounding land uses, it is the Applicants opinion that it would be more appropriate to include the subject properties within the B-2 Zoning District.

The proposed zoning district amendment will shift the official zoning district boundary to southernmost property line of Lot 4 and in line with the northern limits of the Master Street right-of-way. In order to buffer the adjacent residential district from the future commercial use a landscape buffer will be installed parallel to a portion of the Master Street right-of-way, Hill Street right-of-way, and along the southernmost property boundary of Lot 4. The landscape buffer will include a combination of evergreen trees and shrubs backed by a 6' high solid stockade fence (see Exhibit E). In addition, the Manchester Zoning Ordinance requires a limited activity buffer for parcels located in non-residential districts that abut the boundary of a residential district. In part this limited activity buffer prohibits certain activities and improvements within fifty (50) feet of the closest adjacent residential property boundary. Within that buffer, certain improvements such as lighting fixtures, ventilators, and dumpsters are prohibited, thereby further protecting the adjacent residential uses. The amendment as proposed will provide a distinct and logical boundary between the General Business District (B-2) and the Residential Two Family District (R-2). Both

the Master Street and Hill Street right-of-way will continue to serve as a distinct separation between the two zoning districts, lending the width of the existing city right-of-way as an additional buffer between the two zones.

III. Impact to the Affected Districts and to the Neighborhood

The following is an **“Evaluation of the impact of the proposed amendment within the affected district(s) and on the existing adjacent neighborhoods,”** as required by the City of Manchester Zoning Ordinance under Article 16 Section 16.02(A), item No. 4 – *Proposed Amendments to the Zoning Map*.

The small portion of land zoned R-2 is located at 364 Hill Street at the northeast corner of the intersection of Master Street and Hill Street. As illustrated on Exhibit B, attached hereto, the local residential neighborhood is situated entirely south of the subject parcels. The residential neighborhood is bounded to the east by the F.E. Everett Turnpike, to the south by the Town of Bedford, to the west by the B-2 zoning district along Second Street, and to the north by the subject parcels.

Section 4.01.A.4 of the City of Manchester Zoning Ordinance states that the purpose of the R-2 district is to *“form a loose band around the densely developed inner city area, representing a traditional district between lower development densities of the single family district and the maximum densities of the inner city. The district was established to maintain the integrity of existing moderate density neighborhoods that area nearly fully developed with a mix of single family and two family structures, but which are close to the Central Business District”*.

The Applicant maintains that should the zoning classification of the subject land area be rezoned to the B-2 District, that the integrity of the abutting moderate density neighborhood will be maintained. Specifically, the integrity of the R-2 district will be maintained given the remote location of the subject land area at the northeast corner of the R-2 district. If the current neighborhood and those properties which abut the subject parcels all border the B-2 zoning district to some extent, then the removal of this remote land from the zoning district cannot adversely affect the R-2 district or this existing neighborhood.

Furthermore, the City requires a 15’ foot landscaped buffer between the two districts. The landscape buffer will include a combination of evergreen trees and shrubs backed by a 6’ high solid stockade fence (see Exhibit E). In addition to the landscape buffer, a 50’ limited activity buffer shall be established along the proposed zone line. This buffer will specifically prevent exterior lighting fixtures in excess of 10’ in height, dumpsters, speakers, and illuminated signs.

In contrast to the definition of the R-2 District, Section 4.01.A.8 of the City of Manchester Zoning Ordinance states that purpose of the B-2 district is *“to provide appropriate locations in the city for development and operation of a mixture of commercial uses and personal and business services that have a community-wide or regional market and which require access from major city streets and proximity to arterial highways, including automotive orientated uses, larger scale retail, and shopping centers. The variety, scale and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 neighborhood business zone”*.

Undoubtedly, a portion of the subject parcels as well as the main corridor of Second Street have been designated as the B-2 Zoning District because of the direct access to the surrounding arterial highway system. Second Street allows straightforward access to the F.E. Everett Turnpike as well as reasonable access to NH Route 101. The portion of Lot 3 and all of Lot 4, which are the focus of this Amendment, are situated such that they enjoy a similar ease of access as the land currently zoned B-2. Further, the B-2 district was specifically designed to support “automotive oriented uses”. As previously discussed, the proposed amendment will allow for the expansion of the Manchester Subaru Pre-Owned Center located at 800 Second Street. The purpose and intent of the B-2 District will be maintained as result of this amendment in that the land being reclassified is located in close proximity to major City streets and arterial highways, and will be used for operations associated with a use permitted in the base zoning district.

Rezoning of the subject land area from R-2 to B-2 is a logical choice given the location of the land in relation to the abutting R-2 district as well as in relation to the surrounding roadway network.

IV. Impact to the City

The following is a “statement of the impact of the proposed amendment on the City’s economy, environment, municipal services, and municipal facilities” as required by the City of Manchester Zoning Ordinance under Article 16 Section 16.02(A), item No. 5 – *Proposed Amendments to the Zoning Map*.

City Economy:

The obvious beneficial impact to the City’s economy would be the increase in the property tax base. Presently, the property at 364 Hill Street (Lots 3 and 4) is undeveloped as the prior residential home was razed recently. However, should the current zoning classification change, the property could be developed for commercial purposes thereby providing an increase in tax revenue. Further, the proposed amendment will provide a means for the expansion of the Manchester Subaru Pre-Owned Center located at 800 Second Street. Again, this amendment will provide an increase in tax revenue.

It terms of employment, the expansion of the Manchester Subaru Pre-Owned Center has the potential to generate additional jobs in the City. Although small, this amendment could have a positive impact on the City’s employment rate.

Municipal Facilities:

The impact of the proposed amendment on the City’s facilities (i.e. water, sewer, highways and public buildings) would be considered normal. Further commercial development in this area will require additional water consumption, and a slight increase in sewer discharge. Adequate city water and sewer lines currently exist within the Second Street right-of-way to service additional commercial development in this area. Given that the existing utilities were designed specifically for the density associated with the B-2 district, no major impact to the existing utilities is expected. No highway improvements would be required as the subject parcels would be accessed by utilizing the existing curb cuts along Second Street. The referenced curb cuts are illustrated on Exhibit D attached hereto.

The proposed amendment will convert a residential property to commercial property. As such, the amendment will decrease the potential for enrollment in the City’s school system.

Municipal Services:

A commercial development would consume less municipal services than a typical developed residential property. Services such as trash and yard waste removal, snow plowing, maintenance of onsite utilities such as water, sewer and street lights would be funded by the property owner and would not burden the existing municipal services of the City.

Environment:

The subject parcels are not located within any designated environmentally sensitive areas. The subject properties are not known nor expected to be part of any wildlife corridor since they are primarily situated between the F.E Everett Turnpike and Second Street and because the existing properties were once developed. If any endangered wildlife exists

near the area, proper protocol will be conducted during the City's site plan process as the project will be reviewed by the Planning Board and the Conversation Commission.

The property itself is located outside the Shoreland Protection Area of the nearby Merrimack River.

As stated above, the development of the subject parcels will require approval from the City of Manchester. If designed in accordance with local and State development regulations, the development of the subject parcels will not contribute excessively to noise, air, light, or water pollution.

A portion of the subject parcels are located within Flood Zone 'A' as shown on Flood Insurance Rate Map (FIRM) Map Number 3301690376d, preliminary effective date September 25, 2009. Flood Zone 'A' is defined as a special flood hazard area subject to flooding by the 1% annual chance flood. Base flood elevations have not been determined. The remaining portions of the subject parcels are located within Zone 'X'. Zone 'X' is defined as areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual flood chance. Based on a hydraulic analysis performed by this office, a base flood elevation for Zone 'A' has been determined that is lower than the proposed development. The owner is seeking a letter of map change (LOMC) from FEMA to exclude those portions of the property above the determined flood elevation.

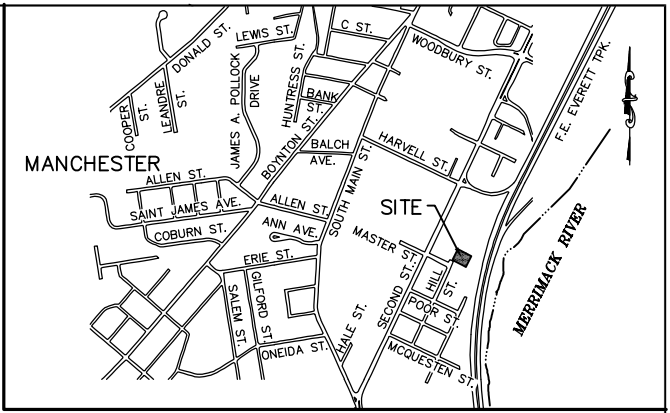
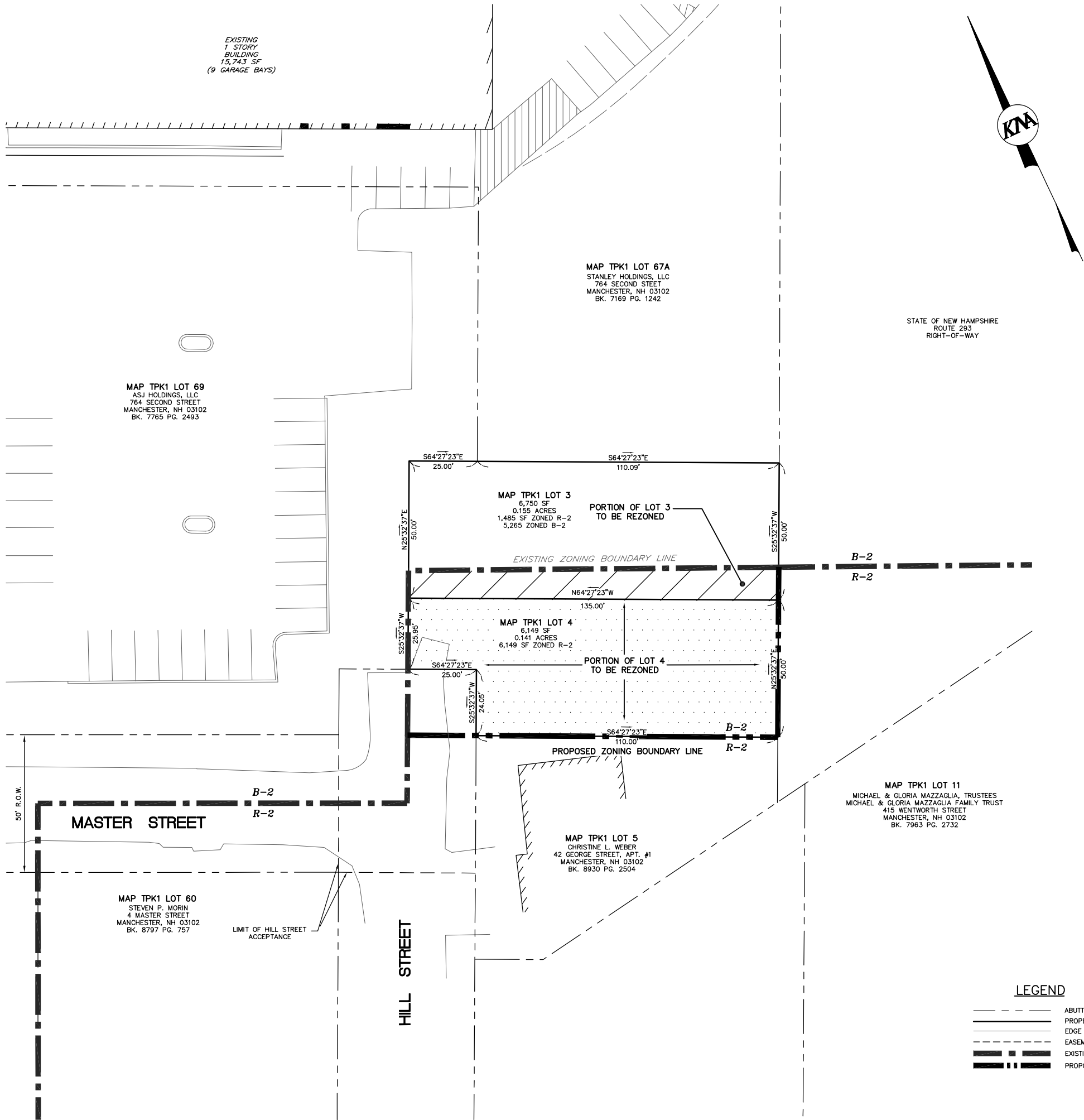
The proposed zoning amendment should have no significant impact on the City's environment.

Abutter's List
Manchester Subaru
Manchester, NH
KNA#15-0422-5
Updated 10-14-16

Tax Map	Lot	Owner/Applicant
TPK1	3 & 4	Stanley Holdings, LLC PO Box 10490 Bedford, NH 03110
TPK1	67A	Stanley Holdings, LLC 764 Second Street Manchester, NH 03102
TPK1	69	ASJ Holdings LLC 764 Second Street Manchester, NH 03102
Tax Map	Lot	Abutter
TPK1	5	Christine L. Weber 42 George Street, Apt. 1 Manchester, NH 03102
TPK1	60	Steven P. Morin 4 Master Street Manchester, NH 03102
F.E. Everett Turnpike		NHDOT Bureau of Turnpikes P.O. Box 2950 Concord, NH 03302

Professionals to be notified:

Engineer & Surveyor
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3
Bedford, NH 03110



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONFIGURATION OF LOTS 3 AND 4 IN RELATION TO THE EXISTING ZONING BOUNDARY AND THE PROPOSED ZONING BOUNDARY.

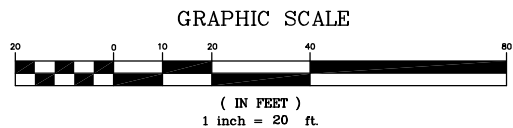


EXHIBIT A
AREA MAP EXHIBIT
MANCHESTER SUBARU
PRE-OWNED CENTER
MAP TPK1 LOTS 3 & 4
364 HILL STREET
MANCHESTER, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT OF RECORD:
STANLEY HOLDINGS, LLC
PO BOX 10490
BEDFORD, NH 03110
BK. 8818 PG. 2258

KMA

KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture

10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
DATE: OCTOBER 13, 2016		SCALE: 1" = 20'	
PROJECT NO: 15-0422-5		SHEET 1 OF 1	

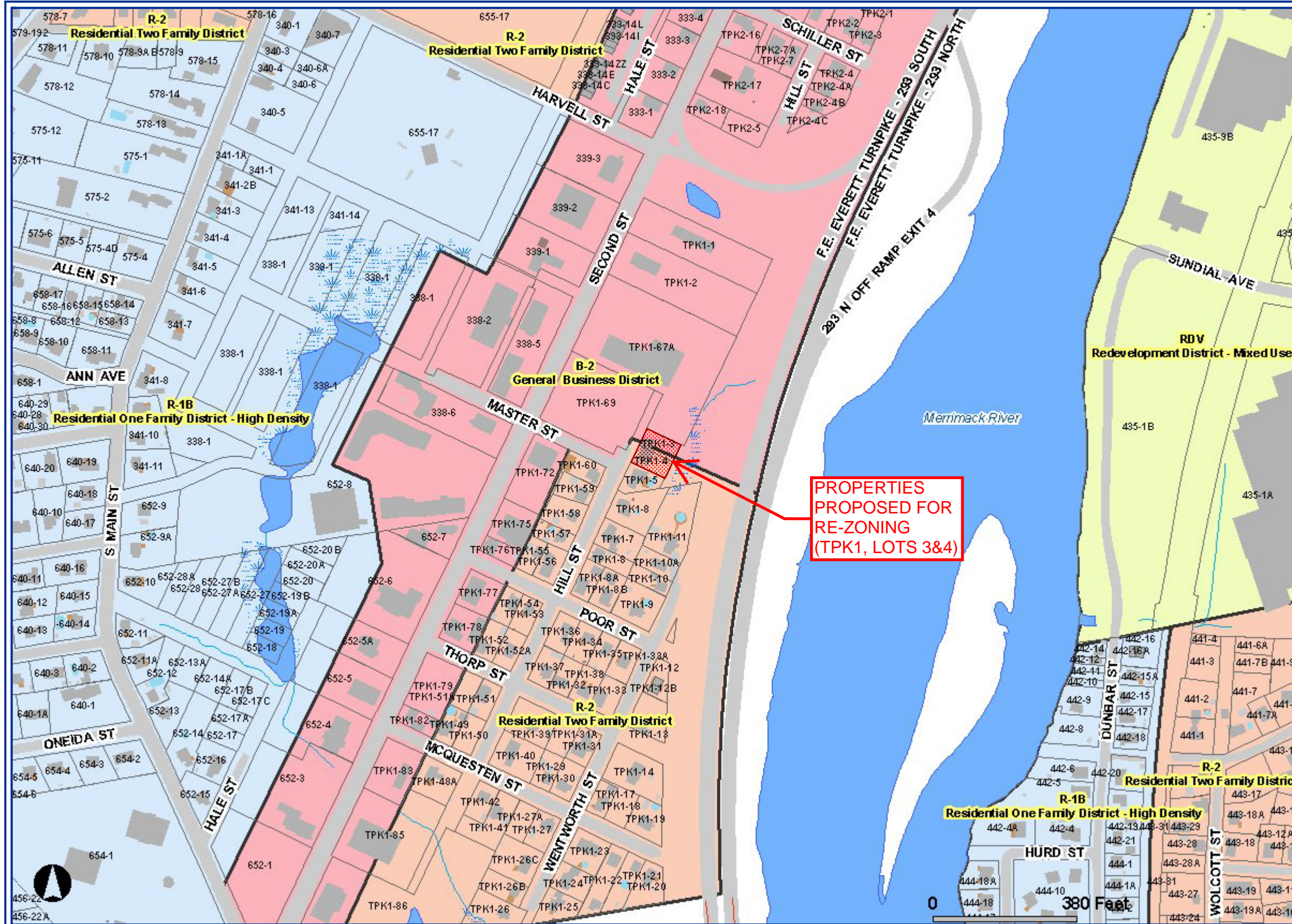


EXHIBIT B

- Building
 - Roads
 - Lake / Pond
 - River
 - Wet Area
 - Stream
- | | |
|------|----------|
| AMX | R-1B(PO) |
| B-1 | R-2 |
| B-2 | R-2(PO) |
| C-1 | R-2B(PO) |
| C-2 | R-3 |
| CBD | R-3(PO) |
| CV | R-S |
| IND | R-SM |
| R-1A | RDV |
| R-1B | RP |

Disclaimer

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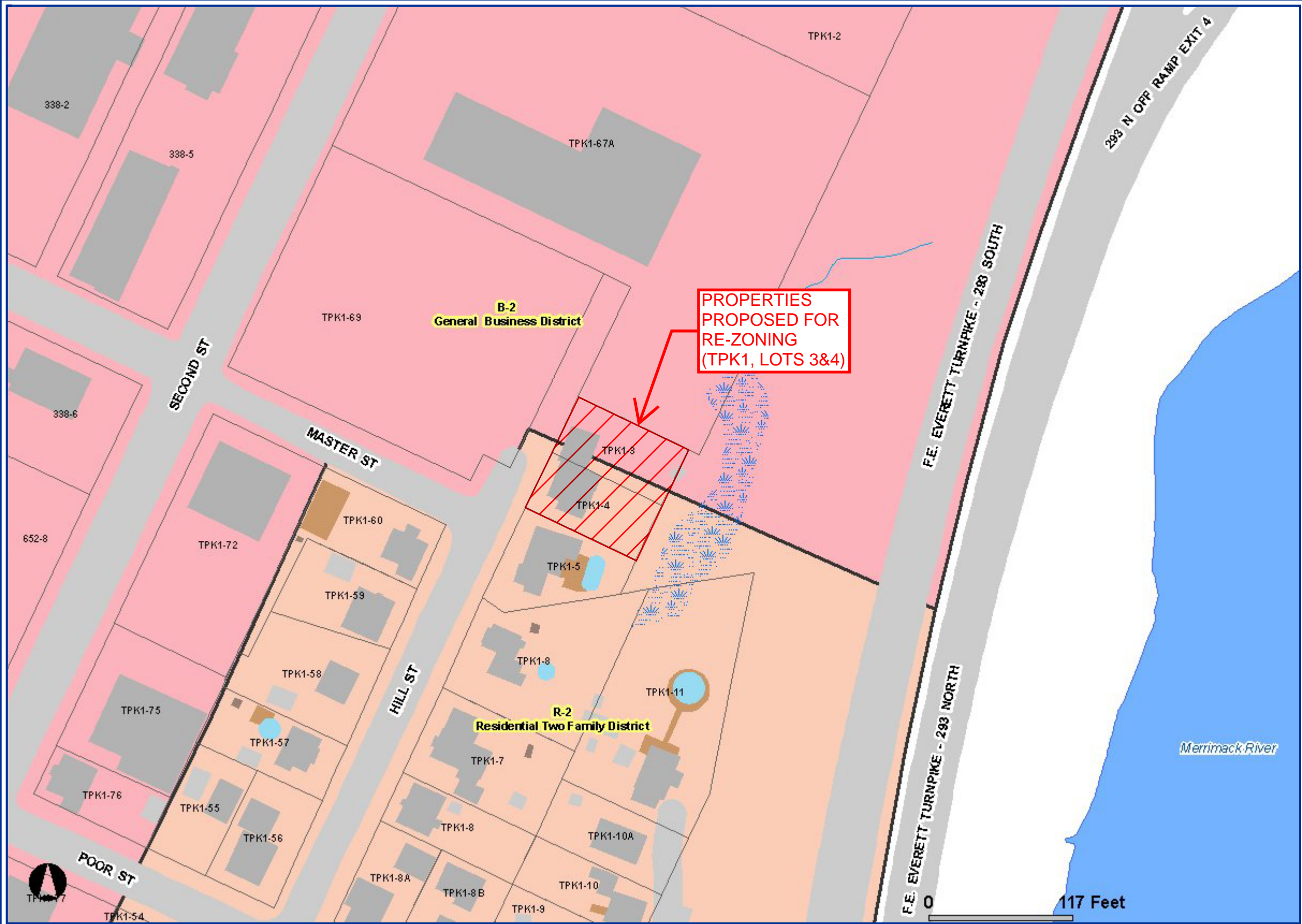
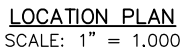


EXHIBIT C

- Building
 - Roads
 - Lake / Pond
 - River
 - Wet Area
 - Stream
- | | |
|------|----------|
| AMX | R-1B(PO) |
| B-1 | R-2 |
| B-2 | R-2(PD) |
| C-1 | R-2B(PO) |
| C-2 | R-3 |
| CBD | R-3(PD) |
| CV | R-S |
| IND | R-SM |
| R-1A | RDV |
| R-1B | RP |

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1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE CONCEPTUAL EXPANSION OF THE MANCHESTER SUBARU FACILITY AND THE PRE-OWNED CENTER. THE SCOPE OF THE PROJECT IS AS FOLLOWS:
 - a. REZONE TPK1; LOTS 3&4 TO THE B-2 ZONING DISTRICT.
 - b. MERGE TPK 1; LOTS 3&4 WITH TPK1; LOT 69.
 - c. CONSTRUCT A 5,620 SF SECOND FLOOR BUILDING ADDITION TO THE EXISTING SUBARU DEALERSHIP.
 - d. REMODEL THE FIRST FLOOR TO PROVIDE 14 TOTAL SERVICE BAYS.
 - e. CONSTRUCT A 1 BAY ADDITION TO THE PRE-OWNED CENTER.

2. OWNERS OF RECORD:
MAP TPK1 LOT 67A
STANLEY HOLDINGS, LLC
764 SECOND STREET
MANCHESTER, NH 03102
BK. 7169 PG. 1242

MAP | PK | LU | 69
ASJ HOLDINGS, LLC.
764 SECOND STREET
MANCHESTER, NH 03102
BK. 7765 PG. 2493

MAP FR LOTS 3&4
STANLEY HOLDINGS, LLC
PO BOX 10490
BEDFORD, NH 03110
BK. 8818 PG. 2258

MAP TPK1 LOT 67A = 98,996 S.F., OR 2.272 ACRES

4. SUBJECT PARCELS ARE LOCATED WITHIN THE B-2 ZONING DISTRICT (POST REZONING) PER THE CITY OF MANCHESTER ZONING MAP AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

TABLE OF ZONING REQUIREMENTS			
DESCRIPTION:	REQUIRED: B-2	PROVIDED: LOT 67A	PROVIDED: LOT 69
MINIMUM LOT SIZE	12,000 SF	98,996 SF	61,343 SF
MINIMUM LOT FRONTAGE	100 FT	225 FT	64.54 FT
FRONT YARD SETBACK	20 FT	66.93 FT	20.16 FT
SIDE YARD SETBACK	20 FT	20.5+ FT	80.06 FT
REAR YARD SETBACK	30 FT	55+ FT	N/A
MAXIMUM LOT COVERAGE	75%	74.4%	74.9%
BUILDING HEIGHT	50 FT	<50 FT	50 FT
MAXIMUM STORIES	4	2	2
FLOOR AREA RATIO	1.0	0.22	0.10

5 THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 2006 AND AUGUST 2015

6. HORIZONTAL DATUM IS NAD 1983/92. VERTICAL DATUM IS ASSUMED (SUBTRACT 6.54 FT FROM ELEVATIONS SHOWN ON THIS PLAN TO OBTAIN ELEVATIONS ON NAVD 88 DATUM).

7. A PORTION OF THE SUBJECT PARCELS ARE LOCATED WITHIN FLOOD ZONE 'A' AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3301690376D, PRELIMINARY EFFECTIVE DATE SEPTEMBER 25, 2009. FLOOD ZONE 'A' IS DEFINED AS A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. THE REMAINING PORTIONS OF THE SUBJECT PARCELS ARE LOCATED WITHIN ZONE 'X'. ZONE 'X' IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD CHANCE; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD CHANCE.

8. EXISTING UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND POSSIBLY INCOMPLETE. PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. IN THE EVENT THAT A DISCREPANCY WITH THE INFORMATION SHOWN ON THESE PLANS IS FOUND, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO RESOLVE THE SITUATION.

9. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL(S) WOULD DETERMINE.

10. THE FEMA FLOOD MAP REFERENCED IN NOTE 7 ABOVE ILLUSTRATES THAT A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE "A". ZONE "A" DOES NOT HAVE ESTABLISHED BASE FLOOD ELEVATIONS. BASED ON A HYDRAULIC ANALYSIS PERFORMED BY THIS OFFICE, A BASE FLOOD ELEVATION FOR ZONE "A" HAS BEEN DETERMINED TO BE 140.0'. THE OWNER IS SEEKING A LETTER OF MAP CHANGE (LOMC) FROM FEMA TO EXCLUDE THOSE PORTIONS OF THE PROPERTY ABOVE ELEVATION 140.0'.

11. PARKING CALCULATIONS:

LOT 69:
 6,168 TOTAL GFA @ 1 SPACE PER 400 SF = 15.4 SPACES
 8 BAYS @ 2 SPACES PER BAY = 16.0 SPACES
 14,728 SF OF OUTDOOR DISPLAY AREA @ 1 SPACE PER 3,000 SF = 4.9 SPACES
 TOTAL REQUIRED PARKING = 36 SPACES
 TOTAL PARKING PROVIDED = 36 SPACES (INCLUDES 2 HANDICAP SPACES)
 LOT 67A:
 21,563 TOTAL GFA @ 1 SPACE PER 400 SF = 53.9 SPACES
 14 BAYS @ 2 SPACES PER BAY = 28.0 SPACES
 15,073 SF OF OUTDOOR DISPLAY AREA @ 1 SPACE PER 3,000 SF = 5.0 SPACES
 TOTAL REQUIRED PARKING = 87 SPACES
 TOTAL PARKING PROVIDED = 89 SPACES (INCLUDES 4 HANDICAP SPACES)
 12. THIS PLAN IS CONTINGENT UPON THE REZONING OF MAP 1PK1; LOT 3&4 TO THE B-2

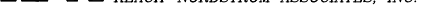
12. THIS PLAN IS CONTINGENT UPON THE REZONING OF MAP TPK1: LOT 3&4 TO THE B-2 ZONING DISTRICT AS SHOWN

MAP TPK1 LOTS 3, 4, 69 & 69A
364 HILL STREET AND 800 & 764 SECOND STREET
MANCHESTER, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

LOT 69:
ASJ HOLDINGS, LLC
764 SECOND STREET
ANCHESTER, NH 03102
BK. 7765 PG. 2493

RECORD LOTS 3 & 4:
STANLEY HOLDINGS, LLC
PO BOX 10490
BEDFORD, NH 03110
BK. 8818 PG. 2258

LOTS 67A:
STANLEY HOLDINGS, LLC
764 SECOND STREET
MANCHESTER, NH 03102
BK. 7169 PG. 1242



Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881











[illegible]

DATE: OCTOBER 13, 2016

SCALE: 1" = 30'

PROJECT NO: 15-0422-5

SHEET 1 OF 2

	ABUTTER LINE
	PROPERTY LINE
	PROPERTY LINE TO BE ABANDONED
	WETLAND
	CHAIN LINK FENCE
	STOCKADE FENCE
	EDGE OF PAVEMENT
	CAPE COD BERM
	EXISTING ZONE LINE
	PROPOSED ZONE LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director - Building Regulations

November 16, 2016

Mr. Matthew Normand, City Clerk
City of Manchester
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Technical Report, Rezoning Petition, Hill Street

Dear Mr. Normand:

In accordance with City Policy, the following is provided in consideration of an application for rezoning recently submitted by Keach-Nordstrom Associates, Inc. on behalf of Stanley Holdings, LLC. The parcels involved in this rezoning request, are associated with Manchester Subaru Pre-Owned Center (TPK 1/ Lots 3 & 4) and are privately-owned land situated along the northeastern side of Hill and Masters Streets. The proposed area to be rezoned is comprised of the entirety of Lot 4 which is 6,149 SF, and approximately 1,485 SF of lot 3 for a total of 7,634 SF (.175 acres) as shown on Exhibit A of the submission materials dated 10/13/2016 (see attached map). The subject parcels are bound by Single-Family Residential structures to the south, Manchester Subaru Pre-Owned Center to the north, State of New Hampshire Right-Of-Way of the F.E. Everett Turnpike to the east and Manchester Subaru to the west.

At present, the parcels submitted for rezoning consideration are located within two separate and distinct zones, the B-2 (General Business) and the R-2 (Residential Multi-Family). In essence, the petitioners are requesting that a portion of parcel TPK 1/ Lot 3 and the entirety of parcel TPK 1 / Lot 4, be rezoned B-2. Based on documents included with the applicant's rezoning petition and statements provided to the Planning and Community Development Department, the main intent in seeking this adjustment in zoning boundary lines is to expand of the use of the Pre-Owned Center on to lots 3 and 4 in conjunction with the construction of a new four (4) bay garage addition on lot 69 with additional parking and display provided on lots 3 and 4.

Past Zoning:

In February 2009, the Board of Mayor and Alderman reviewed and ultimately approved a rezoning request for two parcels of privately-owned land at 3 Master Street (TM TPK1, Lot 61) and 800 Second Street (TM TPK1, Lot 69), and a portion of the city-owned Master and Hill Streets ROW to allow for the expansion of the use associated with the automobile dealership business located at 764 and 800 Second Street (Subaru of Manchester) onto a portion of the abutting 3 Master Street property where such commercial activities were previously prohibited.

The 2009 BMA action to rezone Lots 69 and 61 from residential to commercial is reflected on the current City of Manchester Official Zoning Map (see attached Rezoning Petition Map prepared by the Planning & Community Development Office).

Impact on City Services:

Neighborhoods

Although the area under review is zoned R-2 for residential two-family, the subject lots and existing neighborhood are part of a well-established single-family neighborhood located off of the Second Street Corridor. The R-2 District was “*established to maintain the integrity of existing moderate density neighborhoods that are nearly fully developed with a mix of single family and two family structures, but which are close to the Central Business District*”. If approved, the zoning change will extend existing commercial uses associated with the car dealership into the existing single-family neighborhood along Hill and Master Streets. The city has seen similar situations occur along South Willow Street, where commercially zoned areas begin to creep into established single family neighborhoods.

City Economy

At present, the property is zoned and assessed for single-family residential. Should the Board of Mayor and Alderman grant the rezoning request, the property could be developed for commercial purposes thereby providing an increase in property tax base and increased tax revenue from the site.

In terms of employment, the expansion of the Manchester Subaru Pre-Owned Center has the potential to generate additional jobs in the City.

Municipal Facilities and Services

Historically lots 3 and 4 contained a single-family home, serviced by municipal water and sewer. The single-family structure was razed in June 2016. Thus, the impact of the proposed amendment on the City's services and facilities (i.e. trash, plowing, water, sewer and public buildings) would be considered minor in nature given the proposed reuse of the existing developed site and merging of the property with existing Manchester Subaru. If approved, any city services would continue to be paid by the property owner.

Environment

The site is located within a highly developed commercial and residential area. A majority of the subject parcels are located within Flood Zone ‘A’ as shown on Flood Insurance Rate Map, (FIRM) Map Number 3301690376D. The remaining portions of the subject parcels are located within Zone ‘X’. The rezoning may bring additional noise and light impacts to the site following expansion of the proposed commercial car dealership. However, it is not expected to have a significant impact on the city's environment or wetlands, considering the location and pre-developed state of the subject property.

The subject parcel is not located within any designated, environmentally sensitive areas according to NHDES. The properties are located outside the Shoreland Protection Area of the nearby Merrimack River. The property is not known or expected to be part of any wildlife

corridor and, per NH Fish and Game, there are no known endangered or threatened plant or animal species onsite that would be affected by a rezoning.

Compliance with City Master Plan:

The City of Manchester Planning Board, through the Future Land Use Map in their Master Plan (adopted on December 10, 2009), envisions that the area included in the petitioner's rezoning request would become part of the General Business (B-2) District.

Given the location of the petitioner's abutting property along Second Street in a highly developed commercial corridor, and also given market demands affecting this particular use along Second Street, the petitioner's request to rezone the involved R-2 to B-2 may not be an unreasonable request.

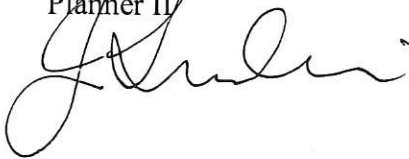
Street Discontinuance (Hill Street):

Improved Hill Street terminates approximately 20 feet past the southern lot line of TPK1-4. The remaining frontage of TPK1-4 and the frontage of TPK1-3 is along the unimproved right-of-way. The improved portion of Hill Street north of Master Street will not be discontinued as it contains a sewer manhole. Petitioner's predecessor has quieted title to the western half of unimproved Hill Street. While the City claims no interest to the eastern half of unimproved Hill Street, there are private easement rights across the eastern half of unimproved Hill Street that should be extinguished. The Petitioner has filed a quiet title action with Superior Court to resolve the issue.

Technical Compliance with Article 16:

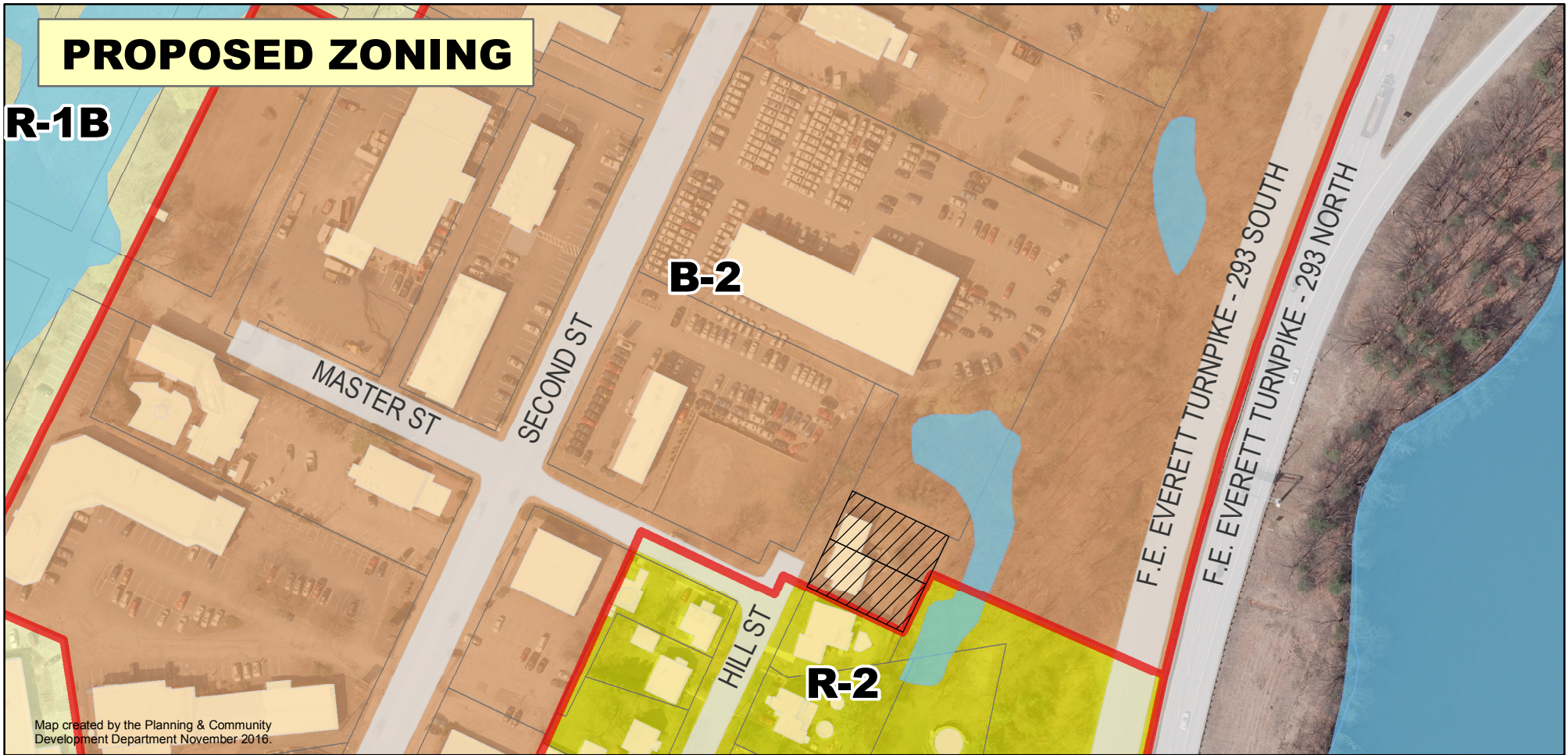
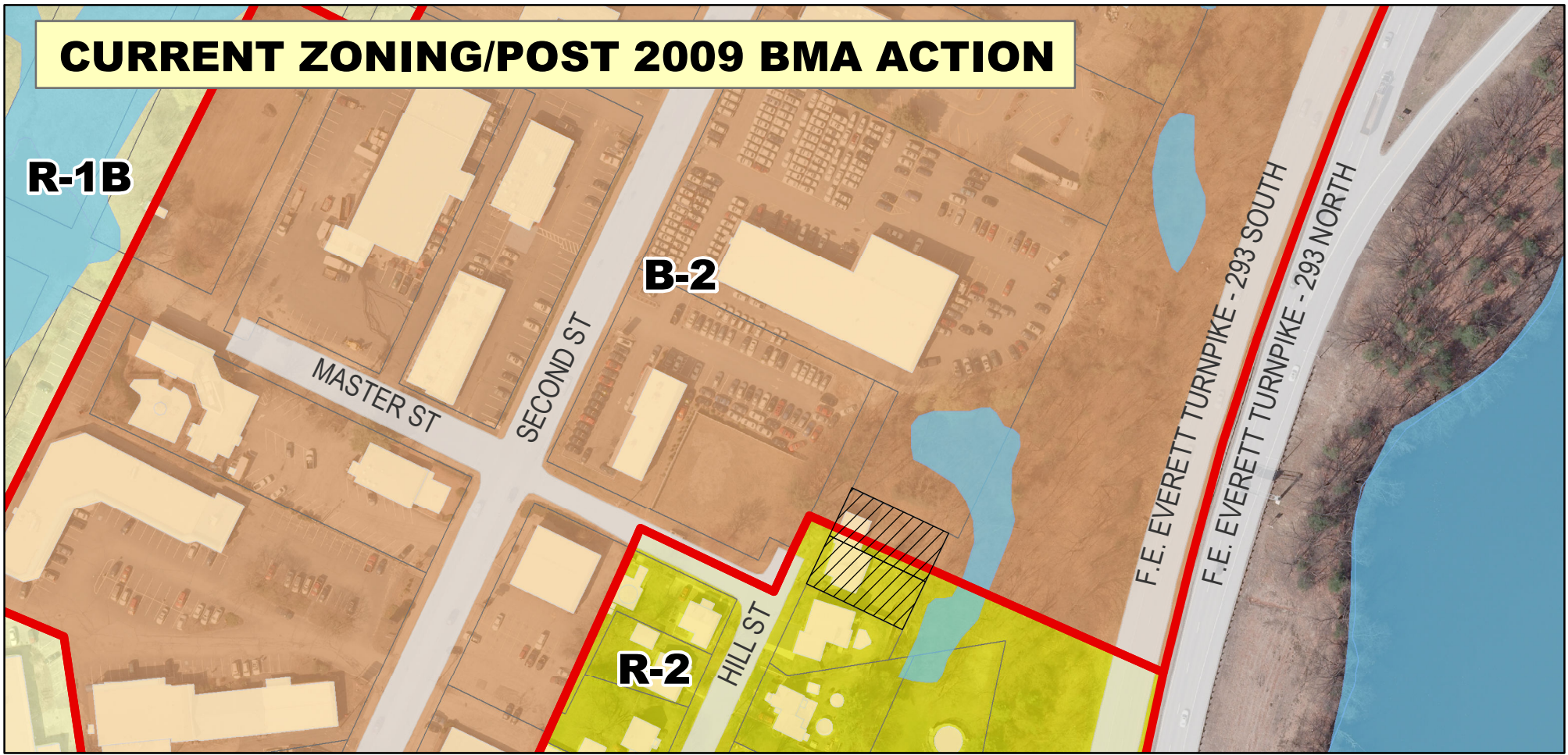
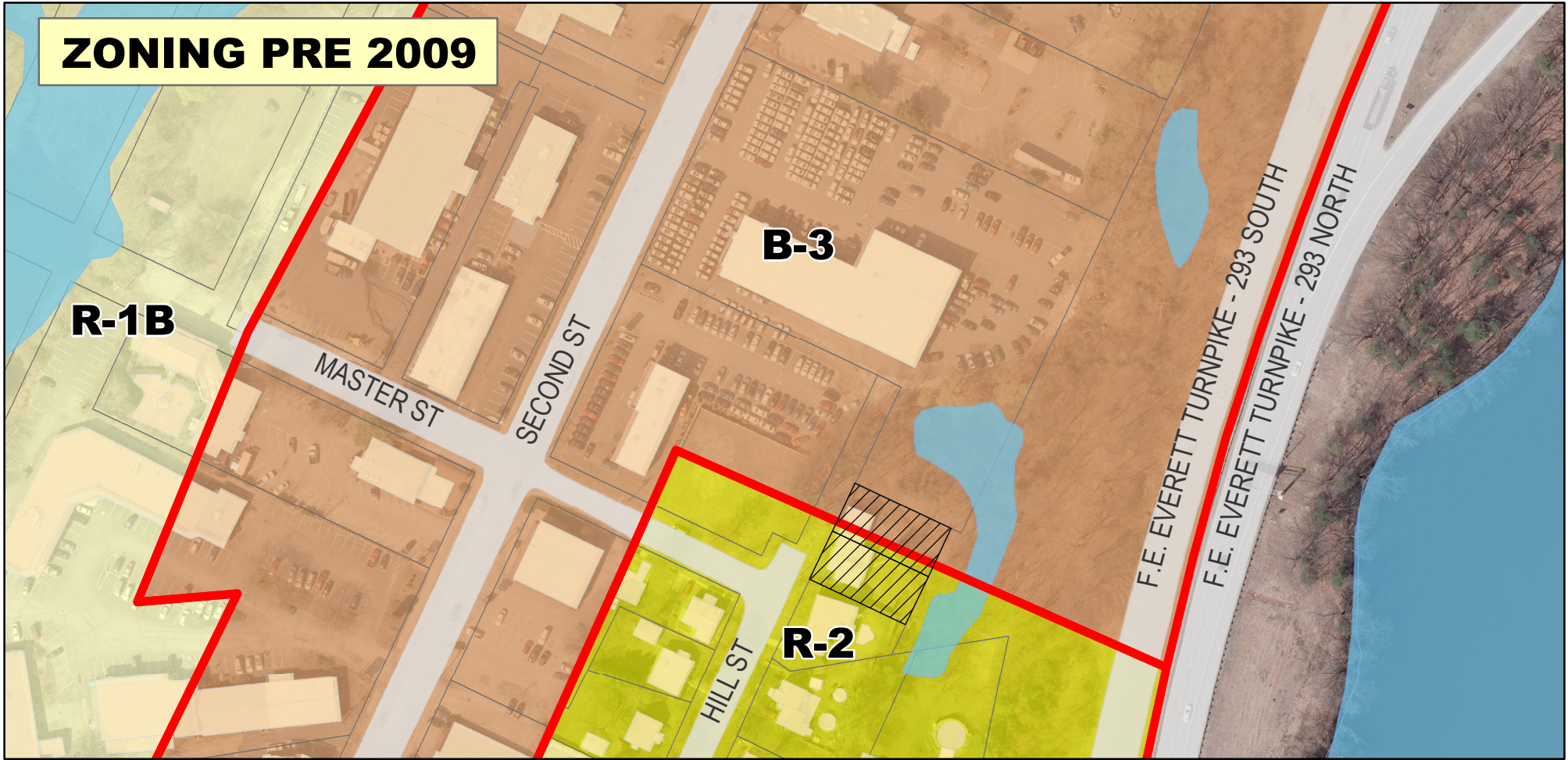
From a technical perspective, the applicant's rezoning petition contains the necessary documents and statement's required by the City's ordinances and policies and may now be forwarded to the Board of Mayor and Alderman for their review and consideration at the required public hearing. Toward this end, and consistent with the policy for rezoning petitions, the Planning staff is forwarding a copy of this report, map and rezoning petition to the Planning Board and to the Office of the City Solicitor for their review and comment.

Jodie Levandowski
Planner II

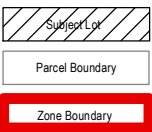


Cc: Planning Board
Thomas Clark, Esq., City Solicitor

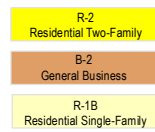
Attachment



Map created by the Planning & Community Development Department November 2016.



REZONING PETITION
364 Hill Street Manchester, NH



City of Manchester New Hampshire

In the year Two Thousand and Seventeen

AN ORDINANCE

“Amending the Zoning Map of the City of Manchester by rezoning an area currently zoned Residential Multi-Family (R-2) to General Business (B-2); with the area situated on parcel TPK 1, Lots 3 & 4, which is situated off the eastern side of Second Street at the intersection of Master Street and Hill Street.”

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

SECTION 1. Amending the Zoning Map of the City of Manchester by rezoning a certain tract or parcel of land being part of the easterly side of the former Hill Street and part of Assessors Map TPK1 Lot 3 and all of Map TPK1 Lot 4 lying northerly of Assessors Map TPK1 lot 5 in the City of Manchester, County of Hillsborough and State of New Hampshire. More particularly bounded and described as follows:

Commencing at a point lying at the intersection of the centerline of Master Street with the centerline of Hill Street, thence;

Northerly along the centerline of Hill Street a distance of 25 feet more or less to the point of beginning. Beginning at a point on the centerline of Hill Street at the extension of the southerly lot line of Assessors Map TPK1 Lot 4 and the northerly lot line of Assessors Map TPK1 Lot 5, thence;

Northerly along the centerline of Hill Street a distance of 24.05 feet more or less to a point on the northerly limit of Hill Street at the centerline of the former Hill Street, thence;

Northerly along the centerline of the former Hill Street a distance of 35.95 feet more or less to a point (lying a distance of 10 feet northerly of the northerly lot line of Assessors Map TPK1 Lot 4), thence;

Turning and running southeasterly through Assessors Map TPK1 Lot 3 a distance of 135.24 feet more or less to a point (lying a distance of 12 feet northerly of the northerly lot line of Assessors Map TPK1 Lot 4) on the easterly lot line thereof, thence;

Turning and running southerly along the easterly lot line of Assessors Map TPK1 Lot 3 and Map TPK1 Lot 4 a distance of 62 feet more or less to the southeasterly lot corner of Assessors Map TPK1 Lot 4 at Assessors Map TPK1 Lot 5, thence;

Turning and running northwesterly along the southerly lot line of Assessors Map TPK1 Lot 4 and the northerly lot line of Assessors Map TPK1 Lot 5 a distance of 110 feet more or less to a point on the westerly sideline of Hill Street, thence;

Continuing northwesterly on a projection of the southerly lot line of Assessors Map TPK1 Lot 4 and the northerly lot line of Assessors Map TPK1 Lot 5 a distance of 25 feet more or less to the point of beginning.

Said parcel consists of 8,325 square feet more or less.

SECTION II. Resolve this ordinance shall take effect upon passage.